

North Tarrant Express Segment 3B (I-35W from I-820 to US 81/287)
PARCEL No. 8 TE
CITY PROJECT No. 02051
6600 NORTH FREEWAY
LOT 1, BLOCK 3, EMERGING PROPERTIES ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

Being a temporary construction easement out of Lot 1, Block 3 of Emerging Properties Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11490 of the Plat Records of Tarrant County, Texas, said Lot 1 being deeded to Christopher S. Carroll Number 4, LTD. as recorded in Volume 14789, Page 390 of the Deed Records of Tarrant County, Texas, said temporary construction easement being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of Lot 5, Block 1 of Emerging Properties, an addition to the City of Fort, Tarrant County, Texas as recorded in Cabinet A, Slide 5376 of said Plat Records of Tarrant County, Texas, said 1/2 inch iron rod being the intersection of the existing east right-of-way line of Interstate Highway 35W (a variable width right-of-way) with the existing north right-of-way line of Fossil Bluff Drive (a 60.0' right-of-way); **THENCE** South 03 degrees 59 minutes 50 seconds East, with the existing east right-of-way line of said Interstate Highway 35W, passing at a distance of 60.14 feet, the northwest corner of Lot 2RA, Block 3 of Emerging Properties, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 4693 of said Plat Records of Tarrant County, Texas, said point being the intersection of the existing east right-of-way line of said Interstate Highway 35W with the existing south right-of-way line of said Fossil Bluff Drive, in all, a distance of 106.77 feet to a point for corner; **THENCE** South 05 degrees 54 minutes 16 seconds East, with the west line of said Lot 2RA and with the existing east right-of-way line of said Interstate Highway 35W, a distance of 282.04 feet to a point for the southwest corner of said Lot 2RA, said point being the northwest corner of said Lot 1; **THENCE** South 18 degrees 40 minutes 54 seconds East, with the west line of said Lot 1 and with the existing east right-of-way line of said Interstate Highway 35W, a distance of 211.66 feet to a point for corner, from which a **TxDOT** monument found for the most southerly southwest corner of said Lot 1 bears South 18 degrees 40 minutes 54 seconds East, a distance of 7.58 feet, South 10 degrees 39 minutes 24 seconds East, a distance of 312.05 feet, and South 37 degrees 48 minutes 20 seconds East, a distance of 73.12 feet, said **TxDOT** monument being the intersection of the existing east right-of-way line of said Interstate Highway 35W with the existing north right-of-way line of Western Center Boulevard (a variable width right-of-way); **THENCE** North 79 degrees 20 minutes 36 seconds East (a radial bearing), a distance of 20.03 feet to the **POINT OF BEGINNING** of the herein described temporary construction easement, said point being in the east line of an existing 20' Sanitary Sewer Easement as recorded in Volume 7104, Page 1033 of said Deed records of Tarrant County, Texas;

THENCE North 79 degrees 20 minutes 36 seconds East, a distance of 10.70 feet to a point for corner in the east line of an existing 30' Electric Easement as recorded in Volume 4473, Page 850 of said Deed Records of Tarrant County, Texas;

THENCE South 18 degrees 47 minutes 47 seconds East, with the existing east line of said 30' Electric Easement, a distance of 2.29 feet to a point for corner;

THENCE South 10 degrees 39 minutes 24 seconds East, with the existing east line of said 30' Electric Easement, a distance of 67.47 feet to a point for corner;

THENCE South 79 degrees 20 minutes 36 seconds West, a distance of 10.00 feet to a point for corner in the east line of said existing 20' Sanitary Sewer Easement;

THENCE North 10 degrees 39 minutes 24 seconds West, with the east line of said existing 20' Sanitary Sewer Easement, a distance of 62.49 feet to a point for corner;

THENCE North 18 degrees 42 minutes 59 seconds West, with the east line of said existing 20' Sanitary Sewer Easement, a distance of 7.33 feet to the **POINT OF BEGINNING**, and containing 701 square feet or 0.016 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone (4202), all distances and areas shown are surface. The surface scale factor for this project = 1.00012.

Date: October 10, 2012



Richard Kennedy
Registered Professional Land Surveyor
No. 5527

EXHIBIT "B"

PARCEL No. 87E

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 03°59'50"E	106.77'

P.O.C.
FND 1/2"IR

60.14'

FOSSIL BLUFF DRIVE
(60' RIGHT-OF-WAY)

LOT 5, BLOCK 1
EMERGING PROPERTIES
ADDITION
CABINET A, SLIDE 5376
P.R.T.C.T.

BLOCK 3
EMERGING PROPERTIES
ADDITION
CABINET A, SLIDE 4693
P.R.T.C.T.

LOT 2RA

LOT 2R-B

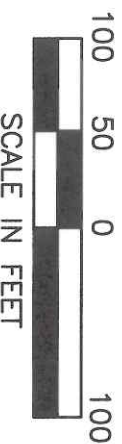
INTERSTATE HIGHWAY 35W
(VARIABLE WIDTH RIGHT-OF-WAY)

EASEMENT
LOCATION
SUBJECT TRACT &
LOCATION OF EASEMENT

CHRISTOPHER S.
CARROLL NUMBER 4, LTD.
VOLUME 14789, PAGE 390
D.R.T.C.T.

LOT 1, BLOCK 3
EMERGING PROPERTIES
ADDITION
CABINET A, SLIDE 11490
P.R.T.C.T.

MATCHLINE "A"



- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE (4202), ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING

TEMPORARY CONSTRUCTION EASEMENT

LOT 1, BLOCK 3

EMERGING PROPERTIES ADDITION
OF
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AS RECORDED IN
CABINET A, SLIDE 11490
PLAT RECORDS OF TARRANT COUNTY, TEXAS

PROJECT: NORTH TARRANT EXPRESS SEGMENT 3B (I-35W FROM I-820 TO US 81/287)

TEMPORARY CONSTRUCTION EASEMENT AREA: 701 SQ. FT. OR 0.016 AC. CITY PROJ. No. 02051

JOB NO. KHA-1220.02 DRAWN BY: SMP CAD FILE: KHA-1202.02_ESMT

DATE: OCTOBER 10, 2012 PAGE 1 OF 2 SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768

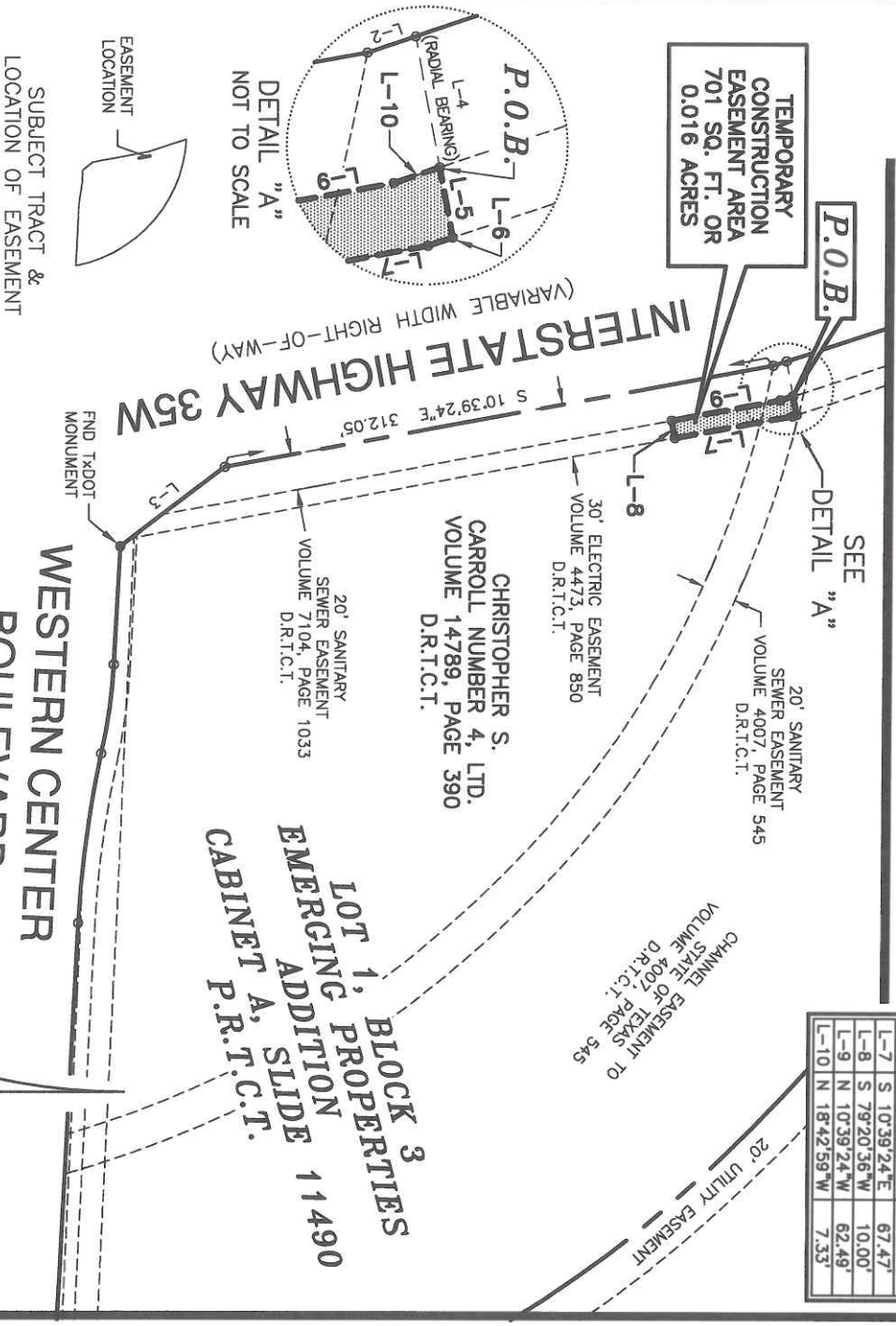


EXHIBIT "B"

PARCEL No. 87E

MATCHLINE "A"

LINE	BEARING	DISTANCE
L-2	S 18°40'54"E	7.58'
L-3	S 37°48'20"E	73.12'
L-4	N 79°20'36"E	20.03'
L-5	N 79°20'36"E	10.70'
L-6	S 18°47'47"E	2.29'
L-7	S 10°39'24"E	67.47'
L-8	S 79°20'36"W	10.00'
L-9	N 10°39'24"W	62.49'
L-10	N 18°42'59"W	7.33'



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City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
TEMPORARY CONSTRUCTION EASEMENT
 OUT OF
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 OF
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 AS RECORDED IN
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